

For Immediate Release

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REDEVELOPMENT OF HAMILTON INDUSTRIAL PARK PROPOSED
EPA-Approved Cleanup Required As Part of Redevelopment

South Plainfield, NJ, July 10, 2000. Two former owners of the Hamilton Industrial Park are asking officials of the Borough of South Plainfield to consider supporting a redevelopment concept the two companies announced today. The two companies are Cornell-Dubilier Electronics and Dana Corporation. The 27-acre property was designated a Superfund site in 1998 by the U.S. Environmental Protection Agency (EPA).

The companies hope to present the redevelopment concept at an informational briefing at the July 13 Borough Council meeting. A spokesperson for the companies said, "The goal of the presentation is to inform the Borough Council and the public about the redevelopment potential of the site. The concept we are presenting is designed to provide community benefits and be consistent with the Borough's master plan."

The proposed mixed-use development would consist of neighborhood retail along Hamilton Boulevard, mini-storage on the south side of the property and office/light industrial flex space on the southeast portion of the site. The balance of the property (about 40 percent) would be devoted to open space. The concept would provide a 100-foot landscaped buffer between the site and the residential neighborhood on Spicer Avenue.

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This proposal is based on EPA's recent policy supporting Superfund site redevelopment under the EPA's "Brownfields" program. The Brownfields program calls for a targeted and timely cleanup focused on the future reuse of the property. Representatives of the two companies believe the property could be cleaned up and redeveloped within the next two years using the expedited Brownfields approach. Under the standard Superfund process, cleanup and redevelopment of the property could take a minimum of six to eight years. Cleanup of the site according to EPA standards would take place as part of site redevelopment.

According to the spokesperson for the companies, "The proposal benefits all the stakeholders - EPA, South Plainfield Borough, the neighbors and the responsible parties. The proposal is timely because EPA has made development of Brownfields a priority. New Jersey's economy is strong and there is demand for commercial/industrial property in the area at this time. Also, through the Brownfields redevelopment process, the site will be cleaned up more promptly and returned to productive use. We believe the community will be enhanced by the replacement of the old and outdated buildings with a new, clean and attractive reuse."

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Hamilton Industrial Park – South Plainfield, NJ**QUESTIONS AND ANSWERS ABOUT REDEVELOPMENT****1) Who is promoting the redevelopment of the Hamilton Industrial Park site in South Plainfield, NJ?**

Two former owners of the property are presenting a redevelopment concept for the Borough's consideration. The companies are Cornell-Dubilier Electronics, Inc. headquartered in Liberty, South Carolina, and the Dana Corporation headquartered in Toledo, Ohio.

2) Why are these former owners interested in the property?

The Hamilton Industrial Park property was designated a Superfund site in 1998 by the U.S. Environmental Protection Agency (EPA). Along with the current site owner, both Cornell-Dubilier and the Dana Corporation are potentially responsible parties because of their former ownership of the site.

Typically, site investigations and cleanups take many years under the standard Superfund program. However, EPA is now promoting nationwide a program that encourages the reuse of old industrial sites, called "Brownfields" sites, rather than the development of undeveloped, or "Greenfields" properties. One of the ways to encourage redevelopment of Brownfields sites is to assess and clean up historical contamination at those sites in a focused and speedy fashion that is tailored to the future reuse of the site. We hope that EPA will adopt a Brownfields approach at this site that allows a focused and timely cleanup so that the property may be returned to productive use.

3) What if EPA does not agree to a Brownfields approach? Will you still go forward with a redevelopment?

Due to the length of time involved in a standard Superfund cleanup, it will be virtually impossible to pursue a Brownfields redevelopment plan for the site at the present time without EPA's cooperation in expediting the site investigation/cleanup process. It is simply too difficult to design a redevelopment project that will meet the needs of the market 6 – 8 years in the future.

4) Why did you include commercial and industrial uses in the redevelopment concept you are discussing with the Borough?

After surveying the area around the 27-acre property, considering the site's zoning and studying our real estate consultant's assessment of market needs, we selected a mixed-use development. The concept consists on three uses – neighborhood retail, mini-storage and office/light industrial flex space. We have also included a parking lot designed to service both retail at the site and the existing downtown.

The neighborhood retail would be located along Hamilton Boulevard and would use about four percent of the property. Neighborhood retail will provide an attractive streetscape along Hamilton Boulevard and help draw people to the area, a goal of the Borough's master plan. Bringing more people to the area in turn should help the existing retail stores in South Plainfield's central business district.

Mini-storage would be located on the south side of the site with an entrance off Spicer Avenue. This portion of the site would be screened from the neighborhood by a 100 foot landscaped buffer. One of the benefits of mini-storage is that it generates very little traffic, mostly during off peak hours. About eight percent of the site would be devoted to mini-storage.

Attractive office/light industrial flex space would be located east of the mini-storage. The 100-foot landscaped buffer for this use would continue along the entire length of Spicer Avenue. This use would represent about 48 percent of the entire site.

All of the buildings currently on site would be torn down. The balance of the site would be open space, including fresh water wetlands adjacent to the tributary to the Bound Brook and two retention ponds to contain the rainfall runoff from the site. Open space would constitute approximately 40 percent of the site.

5) How does South Plainfield benefit from the proposed redevelopment concept?

If EPA agrees to expedite and focus the site investigation and cleanup, the greatest benefit to the community will be the timely replacement of the old and blighted buildings in the center of town with a new, attractive and clean reuse. Of course, before any development can take place, the site will be cleaned up to standards required by the EPA. Under the Brownfields program, cleanup standards are based on the land uses chosen for the site. So, we'll know more about the standards once the community and the interested parties finalize the redevelopment plan and work collaboratively with EPA on the cleanup strategy. The property will also generate more tax dollars for the community.

6) Can you demonstrate that other small businesses in town won't be hurt by the retail development you are proposing?

The retail portion of the proposal is designed to provide sufficient retail opportunities to enhance the downtown revitalization, without creating undue competition to existing businesses. We believe our proposal will enhance existing business and provide residents with a far more attractive street level environment along Hamilton Boulevard.

7) Can you demonstrate that property values of homes in the surrounding neighborhood won't be hurt by this development?

We believe the residential and commercial property values of our neighbors would be enhanced by this development because they would be adjacent to a clean, as opposed to a contaminated site. Moreover, we would be removing old, unattractive industrial buildings and replacing them with modern, appealing structures that will be landscaped and buffered from the surrounding neighborhood.

8) How will you control traffic from site? How will you keep cars from using Spicer Avenue/Belmont Street as a short cut?

We will work closely with the Borough planner and the planning board to best manage traffic from the site. For example, access to the retail area is from Hamilton Boulevard. Certain intersections such as that at New Market Street and Hamilton Boulevard will need to be upgraded. However, we understand that the Borough is already considering such improvements. Additionally, the Borough is currently working on an east/west alternative to Belmont Avenue that is scheduled to be in place by the time our development is built.

9) Who is the current owner of the property?

The current owner, D.S.C. Enterprises, Inc., a firm based in Newark, rents the existing industrial buildings to a variety of small businesses.

10) How will you get the current site owner to agree to your proposal? Have you been in contact with him? What has been his reaction?

D.S.C. is generally supportive of the redevelopment efforts. We have met with D.S.C. representatives several times and it has participated in some discussions with the Borough. At this time, D.S.C. has not joined formally in the redevelopment process, but we are optimistic that D.S.C. will cooperate in a viable redevelopment plan that has both community and EPA support.

11) What governmental agencies will be involved in providing regulatory approvals to make this proposal a reality?

The EPA is the lead agency because of the site's Superfund status. Requirements of the New Jersey Department of Environmental Protection will also have to be met. Then, the Borough of South Plainfield will consider any zoning changes that might be needed, and conduct a site plan review. Finally, our real estate advisors will identify a developer to construct and/or own the redeveloped property.

13) What is the timetable for cleanup and construction?

Assuming we can get EPA to support a "Brownfields" approach at this site and that things go according to plan, we believe that the redevelopment and cleanup can begin within the next 2 years.

14) Why are Cornell-Dubilier and Dana proposing this redevelopment concept now?

This proposal benefits all the stakeholders – EPA, South Plainfield Borough, the neighbors and the responsible parties. The proposal is timely because EPA has made development of Brownfields sites a priority. New Jersey's economy is strong and there is demand for commercial/industrial property in the area at this time. Also, through the Brownfields redevelopment process, the site will be cleaned up more promptly and returned to productive use. Finally, redevelopment benefits the companies because proceeds from the development can help defray the cost of cleanup.

15) What can the Borough do to help?

Support from the Borough will encourage EPA to adopt a "Brownfields" approach for the site. We are hopeful that the Borough, through its elected officials, will support the general concept of redevelopment at the site and communicate that support to EPA and other agencies. Of course, the Borough would retain all of its rights to approve any of the specifics of the redevelopment plan under its zoning and planning authority.

July 10, 2000

For more information, contact Nancy Blethen or Lisa Camocso at B&Y Communications, 877-746-8183.

**FACTS ABOUT
HAMILTON BOULEVARD INDUSTRIAL PARK
SOUTH PLAINFIELD, NJ**

Site Description

The Hamilton Boulevard Industrial Park is located on approximately 27 acres of land bordered by Hamilton Boulevard on the west, Conrail railroad tracks and the South Plainfield Downtown Business District on the north, a portion of Metuchen Road on the east and Spicer Avenue on the south. A tributary of the Bound Brook runs along the northeast side of the property.

Multiple old, generally dating back to the 1900s, brick and aluminum buildings are situated on the site and serve as rented industrial space to a variety of small businesses. The site is also used to store moving vans.

In 1998 the property was designated a Superfund site by the federal government.

Ownership and Use Chronology

1922 to 1934

Property owned and used for manufacturing by Plainfield Manufacturing Company.

1934 to 1956

Spicer Manufacturing Corporation (later becoming Dana Corporation) owned the site. In 1936 Cornell-Dubilier Electric leased the site and started manufacturing electrical components.

1956 to 1961

Cornell-Dubilier Electric acquires site from Dana Corporation Foundation in 1956 and continues using for manufacturing purposes.

1961 to present

D.S.C. of Newark, Inc. (and its predecessor/affiliated corporations) own the site and lease space to at least 97 different industrial tenants, including metal

fabricators, furniture and plastic manufacturers, tool and die makers, electric component companies and tire companies.

Environmental History

1985

NJDEP visits the site and decides to conduct environmental studies.

1986

USEPA conducts soil, surface water and sediment testing. Evidence of contamination is detected.

1988

CDE notifies NJDEP that small accidental leaks or spills of PCBs may have occurred during capacitor manufacturing.

1994

USEPA conducts more soil, surface water and sediment testing.

1997

USEPA samples interiors of two industrial buildings on the property and finds evidence of contamination. In the fall, interiors of nearby residences are tested. Former and present property owners are asked to take actions to reduce the potential for exposure to on-site contaminants and limit movement of contaminants off site. Large areas of the site are paved, the truck driving school is closed, the south and east sides of the property are fenced and a drainage control system installed to limit movement of contaminants to the Bound Brook.

April 1998

USEPA conducts cleanup of residential interiors of 13 homes.

July 1998

USEPA places CDE site on Superfund list.

March – June 1999

By agreement with EPA, CDE conducts soil removal from the yards of six homes adjacent to the site, at a cost of approximately \$500,000.

September – December 1999

By agreement with EPA, CDE and Dana remove soil from an additional 7 homes, at a cost of approximately \$500,000.

1999

The owners of twenty-six residential properties to the south of the site sue CDE alleging property damage and bodily injury. CDE adds DSC as a defendant to the lawsuit.

2000

CDE and Dana Corporation initiate a dialogue with community leaders on a redevelopment proposal for the site. To help communicate information about the project to the community, CDE and Dana retain B&Y Communications, a public relations firm located in Montclair, NJ. The proposal's purpose is to meet cleanup objectives and return the property to productive use.

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